

PLANNING COMMISSION MINUTES

April 3, 2007

7:00 P.M.

Present: Chairman Clark Jenkins, Vice-Chairman Tom Smith, Kirt Peterson, Ray Keller, City Council Representative Barbara Holt, City Attorney Russell Mahan, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: Michael Allen, Mark Green, and City Engineer Paul Rowland.

Clark Jenkins welcomed all those present and had all Commission Members introduce themselves.

1. PUBLIC HEARING-Consider a zone amendment from R-4 to C-G located at 3263 S. 800 W., Myron and Todd Jones applicants.

Myron and Todd Jones, applicants, were present. Aric Jensen explained that Myron and Todd Jones are requesting a zone map amendment from R-4 (Single-Family Residential) to C-G (General Commercial), at 3263 South 800 West. The property is approximately ½ acre in size, and is bordered on the north by an existing commercial property, on the south and the east by an LDS Church, and on the west by an automotive dealership.

Mr. Jensen explained that this property has become isolated from the rest of the residential neighborhood. It is debatable whether General Commercial is the best zone for this location, or if Professional Office would be most appropriate. Another option would be to rezone the property to Neighborhood Commercial (C-N) Zone, which allows for additional site review through the conditional use process. The applicants have stated that their intended use of the site is for a professional office use. Staff would prefer that the property be rezoned Professional Office because the uses allowed typically involve lower traffic volumes and the zone doesn't allow pole signs. Assuming that the revisions to the PO zone are approved, Staff recommends that the subject property be rezoned PO (Professional Office).

The public hearing was opened for comments or concerns. The public hearing was closed without comments.

There was a discussion between the Commission Members regarding the proposed use, the driveway along 800 West near the intersection of Highway 89, type of sign being used, the possibility of sharing the back parking with the adjoining commercial businesses, and the possibility (in the future) of joining the abutting commercial property into one property.

The Planning Commission determined that the CG zone was the best use for this property because it is adjacent to other CG zoning, and because it would allow for the potential redevelopment of this property in conjunction with the adjoining property to the north, which

would greatly improve both properties and traffic circulation.

The Planning Commission reviewed this proposal and recommended approval of the proposed rezone to G-C with the conditions that no pole sign be allowed on this property, and that any monument sign be located along the Hwy 89 frontage. There were concerns about access to the property because the primary driveway is located along 800 West near the intersection with Hwy 89. If at any time in the future the driveway is modified, the curb cut (drive-access) will need to be relocated as far south (away from 89) as possible, or cross-access from another property and closing the 800 West access may be required.

Barbara Holt made a motion to recommend to the City Council a rezone from R-4 to C-G which includes the conditions that no pole sign be allowed on this property, and that any monument sign be located along the Hwy 89 frontage, and the parking issues be addressed during the site plan review process. Tom Smith seconded the motion and voting was unanimous in favor.

2. PUBLIC HEARING-Consider a zone amendment from C-G to MXD located at 2135 S. Orchard Dr., Brian Knowlton, applicant.

Tom Smith excused himself from this item due to conflict of interest. Brian Knowlton, applicant, was present. Aric Jensen explained that Brian Knowlton is requesting a zone map amendment from C-G (General Commercial) to MXD-R (Mixed-Use Residential) at 2135 South Orchard Drive. This site is commonly referred to as the Mac's Craft property and is approximately 5 acres in size. The property currently contains a 40,000 sq. ft big box structure and a small restaurant structure, both of which would be demolished under this proposal. In its natural state, this property sloped up fairly evenly from Orchard Dr. to the east, which is evident from the grade along 2200 South. Over the years, the hill was cut into about 35 feet in height, and the west side of the property was filled in near Orchard Dr. in order to create a more level property.

Mr. Jensen explained that Mr. Knowlton's proposal would include a commercial pad site designed for a bank or credit union and a 3-4 story retail/office/residential building with underground parking fronting onto Orchard Drive. To the east of these structures would be series of flat-style condominiums with underground parking. To the east of them and further uphill would be a series of town homes with individual garage parking. Each level of development would be located slightly higher in elevation than the other. This is accomplished essentially by undoing the cuts and fills made over the years and returning the property to a more natural grade. This would include covering up the majority of the existing 30 foot retaining wall located on the east side, and bringing the grade on the west even with Orchard Drive.

One of the requirements of the MXD-R subzone is that the mix of uses be at least 50% and not greater than 75% residential use, and that the other 50% to 25% be commercial, office, or other nonresidential use. Another requirement is that the developer include a list of setbacks, height limitations, and other standards that would apply to the project and that would differ from the

defaults in the zone. There were 2 letters from Mr. Knowlton – the first was an explanation and justification for the proposed zone change, and the second is a list of development standards that he proposes for this project. There were 2 things missing that are needed before approval. One is a table showing the estimated percentage of land uses and the landscaping and hard surfacing calculations. The other is some conceptual elevations of the condo-flats and the town homes. A large illustration of the main office/retail building was presented.

Staff agrees with Mr. Knowlton's statements regarding the reasons for approving a rezone at this location. In addition to those statements, at 5 acres, this site is too small to support the current requirements for 100,000+ square foot big box stores. Also, it is too far east to support any large scale commercial development. The proposed design is probably the best option for this location, especially in consideration of the surrounding uses.

Brian Knowlton explained that his main objective is to turn this site into something better for the community. Mr. Knowlton demonstrated the difference in elevation from the west of the property to the east property line. Mr. Knowlton is proposing to have retail stores on the west side facing Orchard Drive, condos terracing to the middle of the property, and then terracing up again with town homes on the upper east side of the property. The front 2/3 of the property will have underground parking for the employees of the commercial use and the property owners of the condo's. All customer and visitor parking will remain at ground level. All parking for the town homes will have their own driveways with garages.

The public hearing was opened for all those with comments and concerns.

Jim Child & Arvilla Child, residing at 209 E. 2200 S., had concerns with increased traffic, lighting, height of the buildings, and obstructing Ms. Child view to the north and west. Ms. Child has lived in her home over 60 years and has never had her view obstructed. Mr. Child asked the Commission to consider their concerns.

Blaine Major, owner of property located at 2110-2132 S. Orchard Dr., liked the development and requested that most of the traffic be directed onto 2200 South where there is a traffic light.

Allen Smith, residing at 150 E. 2200 S., had concerns with the increase of traffic onto 2200 South.

The public hearing was closed without further comment.

There was a discussion between Staff and the Commission Members regarding the density of the project, height of the town homes, adequate parking, location of parking, landscaping, open space, location of driveways and the existing retaining wall. There was a decision made to continue the discussion and to invite the City Council to attend the Planning Commission meeting on April 17th. The reasoning of the Commission was that this proposal was of significant magnitude and warranted joint discussion and review. The original notice mailed out

to the surrounding property owners stated that the Council would hold a public hearing on April 10th, so the Council would need to continue this item to a future date.

Kirt Peterson made a motion to table this item and bring it back on April 17, 2007 for discussion with the following: A revised site plan showing floor plans for the town homes and condos, The Arvilla Child home elevation cross section, tables of all land use data, a revised site plan change eliminating the 20 unit building, and showing the connection with the Laundromat. Barbara Holt seconded the motion and voting was unanimous in favor.

Tom Smith returned to the table for the remainder of the meeting.

3. Consider proposed text amendments to Title 14, the Bountiful City Land Ordinance, Professional Office Zone (Chapter 8). Which has a working title of “500 South Professional Office subzone.”

Aric Jensen explained that he has reviewed the proposed changes to the PO Zone and he has refined the existing text which was before the Commission Members for their review. There was a lengthy discussion regarding the requirements for signs in this zone. The discussion included what type of sign, what material it is made from, specific colors, address and name of business. It was decided to have wall signs only and preferred to be made from bronze with dark lettering and not to exceed 2' x 2' in size. The purpose for a sign is used for identification, not an advertisement. It was also decided to have a restriction on the colors for the homes/buildings using earth tones which are approved by the Commission. The design of the new homes/businesses would be consistent with the surrounding area, and the Commission desired to include photos in the ordinance.

Mr. Jensen will make the changes and corrections as necessary and bring them back to the Commission for further revisions or approval.

Meeting adjourned at 9:12 p.m.